

at the same time, contribute to attaining the objectives of the plan and, then, to expedite the land acquisition process. They might want to call on professional land use planners for assistance in the first stage.

Certain locations where serious land assembly problems might arise are suitable for interim use as customer parking even though their long-range development potential is as significant as retailing locations, such as opposite the Courthouse and between Fourth Street and the Telephone Building. Such sites might be acquired as soon as possible and improved for parking, with the intention of moving the parking to another location when the more appropriate retailing development became feasible. The cost of paving such a site for parking would be negligible in comparison with the potential benefits to be derived from such an arrangement. The City is not permitted to buy real estate and hold it for future development; this would be considered speculation. But the City may, under certain conditions, provide off-street parking.

North Carolina municipalities offer two kinds of functions or services. Most are what are called governmental functions, which are services private individuals cannot provide, like police protection and street maintenance, and which are paid for directly from tax revenues. The others, called proprietary functions, are services which are sometimes provided by private enterprises, as is the case with water supply and off-street parking, among others. Before it can establish an off-street parking facility, the City Council must pass a resolution which expresses their conclusion, based on the opinions of citizens expressed in a public hearing to which all are invited and on studies by qualified experts such as the information presented in this report, that the facility is necessary for the public convenience and welfare. The Council must then provide for financing the cost of the parking facility, using